



18 Elm Avenue, Bilston, Wolverhampton, West Midlands, WV14 6AS

**BERRIMAN**  
**EATON**

# 18 Elm Avenue, Bilston, Wolverhampton, West Midlands, WV14 6AS

An attractive, detached, Edwardian residence standing in a favoured address with a superb garden to the rear and accommodation of superb proportions over three storeys.

## LOCATION

Elm Avenue is a highly regarded address which stands within easy reach of the centre of Bilston with its comprehensive range of local facilities. The property is within easy walking distance of the Metro and bus services and Wolverhampton City Centre is within easy travelling distance. Furthermore, the area is well served by schooling making this an ideal family home.

## DESCRIPTION

18 Elm Avenue is an attractive and substantial Edwardian residence with a gabled and part timbered facade typical of the period.

Internally the property benefits from rooms of superb proportions with the principal rooms benefiting from tall ceilings and superb, period features.

The house stands within a fine plot with a driveway to the front and a large and private, matured garden to the rear.

## ACCOMMODATION

A double glazed PORCH with brick plinth has a double glazed front door with inset fan light opening into the RECEPTION HALL with painted ceiling and wall timbering, oval original window with leaded and coloured panes which is secondary glazed, plaque rail, part panelled walls, original storage cupboards and a door to a small storage CELLAR. The LOUNGE is a fine reception room of notable proportions with a deep walk in double glazed bay window to the front, ceiling cornice, ceiling mouldings and wall mouldings, plaque rail with Adams style decoration above. There is a SITTING ROOM with a wide walk in double glazed bay window overlooking the rear garden with the original coloured and leaded upper panes, picture rail, ceiling cornice and ceiling mouldings. The BREAKFAST KITCHEN was fitted by the current owners in 2021. There is a range of wall and base units with butchers block working surfaces, a ceramic sink and drainer with a double glazed window over, integrated appliances including a dishwasher, AEG washing machine, an AEG larder fridge, a Zanussi electric oven, space for a range style cooker with a Rangemaster extractor fan over, tiled flooring integrated ceiling lighting, a concealed gas central heating boiler, a large larder with a double glazed window to the garden and a stable style door to the REAR LOBBY with an internal door to the garage, a double glazed garden door and a door to the ground floor CLOAKS AND SHOWER ROOM with a tiled shower cubicle, tiled walls, pedestal basin, WC together with a recessed cloaks / laundry area with tiled walls and floor.

An original staircase with bespoke balustrading rises from the hall to the galleried landing with an original coloured leaded side window which is secondary glazed with an ornamental frame and decorative painted wall and ceiling timbering. BEDROOM ONE is a good double room in size with a double glazed window to the front and coved ceiling. BEDROOM TWO is a good double room in size with a double glazed window overlooking the rear garden, ceiling coving and picture rail. BEDROOM THREE is a double room in size with a double glazed window overlooking the rear garden and coved ceiling. The BATHROOM has a well appointed contemporary suite with an oversized, panelled corner bath with shower over with rainfall head and separate hose, a vanity unit with inset wash basin with cupboards and drawers beneath and wall mounted cupboards above, tiled walls, integrated ceiling lighting and a light corner aspect with double glazed windows to two elevations. There is a separate WC with white suite with half tiled walls to dado and a double glazed window.

There is an inner lobby with a built in storage cupboard, two double glazed windows to the front and stairs rising to the upper floor landing. BEDROOM FOUR is a good double room in size with a double glazed window, storage cupboard, exposed ceiling timbers and a separate CLOAKROOM with WC and wash basin.

## OUTSIDE

The property benefits from a wide frontage with a DRIVEWAY and front courtyard laid in brick paviours and a low built brick front boundary wall. There is GARAGE with wooden doors, concrete floor, electric light and power and an internal door to the rear lobby. To the rear of the property is a matured REAR GARDEN with a paved terrace, large lawn, well stocked beds and borders helping to enjoy a high degree of privacy, a brick built garden store and a shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND D – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**18 Elm Avenue**  
Bilston

HOUSE: 189.7sq.m. 2042sq.ft.  
 GARAGE: 23.9sq.m. 257sq.ft.  
**TOTAL: 213.9sq.m. 2299sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



